

044.A

Map

0007

Block

00081.A

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 903,900 /

USE VALUE: 903,900 /

ASSESSed: 903,900 /

Total Card /

Total Parcel

903,900

903,900

903,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

81

BEACON ST, ARLINGTON

Unit #:

A

Owner 1: WANG ELIZABETH XIAO-RU &

Owner 2: JIANG NEVILLE NIEN-HUEI

Owner 3:

Street 1: 35 THORNBERRY ROAD

Street 2:

Twn/City: WINCHESTER

St/Prov: MA

Cntry

Own Occ: N

Postal: 01890

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

903,900

903,900

Total Card

0.000

903,900

903,900

Total Parcel

0.000

903,900

903,900

Source: Market Adj Cost

Total Value per SQ unit /Card: 333.05

/Parcel: 333.05

Legal Description

User Acct

281098

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

04/10/18

!15429!

PREVIOUS OWNER

PREVIOUS ASSESSMENT

Owner 1: PAVAO JOSEPH A/MICHAEL -

Owner 2: TRS/BEACON ST TRUST -

Street 1: 85 BEACON ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

903,900

0

.

903,900

Year end

12/23/2021

2021

102

FV

888,000

0

.

888,000

Year End Roll

12/10/2020

2020

102

FV

872,100

0

.

872,100

872,100

Year End Roll

12/18/2019

2019

102

FV

850,800

0

.

850,800

850,800

Year End Roll

1/3/2019

2018

102

FV

773,500

0

.

773,500

773,500

Year End Roll

12/20/2017

2017

102

FV

693,000

0

.

693,000

693,000

Year End Roll

1/3/2017

2016

102

FV

693,000

0

.

693,000

693,000

Year End

1/4/2016

2015

102

FV

663,700

0

.

663,700

663,700

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

PAVAO JOSEPH A/

47749-579

7/3/2006

699,000

No

No

Building Permits

Activity Information

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

4/10/2018

Measured

DGM

D Mann

4/19/2007

External Ins

BR

B Rossignol

5/17/2006

Inspected

BR

B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

LAND SECTION (First 7 lines only)

Other Assessments

Property Factors

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7800

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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663,700

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12/11/2014

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Grantor

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Sale Code

Sale Price

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Tst

Verif

Notes

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No of Units

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Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

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Year End Roll

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2018

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Year End Roll

12/20/2017

2017

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693,000

Year End Roll

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2016

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Year End

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2015

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Infl 1

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Infl 3

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aprob

2023

UnSketched SubAreas:
GLA PC=80 Yr=2006: 2714,